

# **\$224,900 - 9918 93 Avenue, Wembley**

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MLS® #A2231735

**\$224,900**

3 Bedroom, 2.00 Bathroom, 1,140 sqft

Residential on 0.08 Acres

NONE, Wembley, Alberta

FANTASTIC STARTER HOME OR INVESTOR ALERT!!! WOWZA RENOVATIONS!!! FANTASTIC POTENTIAL IN THIS ROOMY HALF DUPLEX !!! CHECK OUT THIS DUPLEX LOCATED AT THE EDGE OF TOWN. SO MUCH POTENTIAL! PUT YOUR FINISHING TOUCHES ON THIS BEAUTY! NEW RENOVATIONS INCLUDE NEW PAINT, NEW FLOORING, NEW TOILETS, NEW VANITIES, NEW LIGHTS & FIXTURES, NEW TRIM AND A BRAND NEW SPARKLY WHITE KITCHEN. UPSTAIRS FEATURES THREE BEDROOMS AND A 4 PIECE NEWLY FINISHED BATHROOM. THE MAIN FLOOR FEATURES A LARGE FRONT LIVING AREA AND REAR KITCHEN AND DINING ROOM. THERE IS A CONVENIENTLY LOCATED HALF BATHROOM OFF THE SIDE ENTRANCE TO BACKYARD. THIS GEM IS BRIGHT AND CHEERY AND READY FOR RENOVATION TO BE COMPLETED. BUYER MAY CHOOSE COUNTERTOPS & BACKSPLASH. THIS DUPLEX WOULD MAKE AN EXCELLENT RENTAL OR STARTER FOR THE FIRST TIME HOME OWNER. THE BASEMENT IS OPEN FOR FUTURE DEVELOPMENT. THE BACKYARD IS MASSIVE AND FEATURES A NEW FENCE ON ONE SIDE. DON'T MISS OUT ON THIS OPPORTUNITY AND CALL TODAY !!!

Built in 1981



## Essential Information

MLS® #	A2231735
Price	\$224,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,140
Acres	0.08
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	9918 93 Avenue
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3S0

## Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, RV Access/Parking

## Interior

Interior Features	See Remarks, Soaking Tub
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks
Roof	Asphalt Shingle

Construction Concrete, See Remarks, Stud  
Foundation Poured Concrete

Additional Information

Date Listed June 19th, 2025  
Days on Market 40  
Zoning RG

Listing Details

Listing Office Pinnacle Real Estate



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